BK 3159

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WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ($10.00)- - - - - - - - - - - - - - - - -
TEN AND NO/100- DOLLARS
cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged,

We, M. C. Davis and K. R. Stanfill,

have bargained and sold, and by these presents do transfer and convey unto the said John W. Sullivan and wife, Mary W. Sullivan, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 15 on the Plan of Elysian Park, Section II, as of record in Book 2854, page 40, Register's Office for said County. Said Lot No. 15 fronts 202 feet on the north side of Coventry Drive and runs back between lines, 250 feet on the westerly line and 230.2 feet on the easterly line to a dead line in the rear, measuring 130.1 feet thereon.
Being part of the same property conveyed to M. C. Davis and K. R. Stanfill by deed from The Union Acceptance Corporation, of record in Book 3158, page 461, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2904, page 583, said Register's Office, and the Plan of record in Book 2854, page 40, said Register's Office, shows an Owner's Certificate, a 120-foot building setback line from Coventry Drive, and a 10-foot easement for public utilities along the northerly and westerly lines of said lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John W. Sullivan and wife, Mary W. Sullivan, their heirs and assigns, forever.

And we do covenant with the said John W. Sullivan and wife, Mary W. Sullivan, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, M. C. Davis and K. R. Stanfill, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John W. Sullivan and wife, Mary W. Sullivan, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 14th day of November, 19 60

K R Stanfill

M C Davis

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